

Case Name: \_\_\_\_\_

**REQUEST FOR VARIANCE  
VILLAGE OF MAHOMET**

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**DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY**

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Date Filed: \_\_\_\_\_ Date of Hearing: \_\_\_\_\_

Date of Published Notice: \_\_\_\_\_ Newspaper: \_\_\_\_\_

Fee Paid – Receipt No.: \_\_\_\_\_ Amount: \_\_\_\_\_ Date: \_\_\_\_\_

Comments: (indicate other actions such as continuances) \_\_\_\_\_

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Action by Board on Request: \_\_\_\_\_

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\_\_\_\_\_

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**NOTICE TO APPLICANTS**

1. A Variance is a zoning adjustment, which permits minor changes of district requirements where individual properties are both harshly and uniquely burdened by the strict application of the law. The power to vary is restricted and the degree of Variance is limited to the minimum change necessary to overcome the inequality inherent in the property.
2. A Variance recognizes that the same district requirements do not affect all properties equally. It was invented to permit minor changes to allow hardship properties to enjoy equal opportunities with properties similarly zoned. You must prove that your land is affected by special circumstances or unusual conditions. These must result in uncommon hardship and unequal treatment under the strict application of the Zoning Ordinance. Where hardship conditions extend to other properties a Variance cannot be granted. The remedy for general hardship is a change of the map or the text of the Zoning Ordinance.
3. You must provide that the combination of the Zoning Ordinance and the uncommon conditions of your property prevent you from making reasonable use of your land as permitted by your present zoning district. Since zoning regulates land and not people, the following conditions cannot be considered pertinent to the application for a Variance: (1) Proof that a Variance would increase the financial return from the land, (2) Personal hardship, (3) Self-imposed hardship. In the last case, the recognition of conditions created after the enactment of the Zoning Ordinance would encourage and condone violation of the law.

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4. No Variance may be granted which would adversely affect surrounding property or the general neighborhood. All variances must be in harmony with the intent and purposes of the Zoning Ordinance.
5. There will be no refund of application fees for Variances not granted or withdrawn.
6. No incomplete applications will be acted upon.
7. Granting a Variance requires that the Village hold a Public Hearing regarding the request, and publication of the Public Notice 15 days in advance of the Hearing. Applicants are urged to coordinate their activities with Village Staff to assure consideration of their request in as timely manner as is reasonably possible.

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**DATA ON APPLICANT AND OWNER**

Name of Applicant (s):\_\_\_\_\_ Phone:\_\_\_\_\_

Address of Applicant (s):\_\_\_\_\_

Property Interest of Applicant:\_\_\_\_\_  
(Owner/Contract Purchases/Agent, etc.)

Name of Owner:\_\_\_\_\_ Phone:\_\_\_\_\_

**ADDRESS AND DESCRIPTION OF PROPERTY**

Address:\_\_\_\_\_

\_\_\_\_\_

Width of Lot:\_\_\_\_\_ Length of Lot:\_\_\_\_\_

Lot Area (Square Feet):\_\_\_\_\_ Tax Parcel Number:\_\_\_\_\_

Legal Description: (or attach legal description)\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**LANE USE AND ZONING**

Present Zoning: \_\_\_\_\_

Present Land Use: \_\_\_\_\_

Proposed Land Use: \_\_\_\_\_

	Surrounding Zoning	Surrounding Land Use
North	_____	_____
South	_____	_____
East	_____	_____
West	_____	_____

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**REASONS FOR REQUEST FOR VARIANCE**

NOTE: The following questions must be answered completely. If additional space is needed, attach extra pages to application. Before answering, read the NOTICE TO APPLICANTS attached hereto.

1. Set forth specifically the nature of the variance requested, giving exact distances (e.g. to reduce the side yard requirements from 15 ft. to 10 ft. or to vary the height limitation from 35 ft. to 38 ft.)

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2. What circumstances, peculiar to this site, justify the need for the requested variance? Explain in detail:

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3. What characteristics of your property prevent its begin used for the uses permitted in your zone? (Describe the items giving dimensions where appropriate)

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4. How do the above site conditions prevent any reasonable use of your land under the terms of the Zoning Ordinance?

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5. To the best of your knowledge, was the hardship described above created by an action of anyone having property interests in the land after the Zoning Ordinance was enacted? 5. To the best of your knowledge, was the hardship described above created by an action of anyone having property interests in the land after the Zoning Ordinance was enacted? Yes\_\_\_No\_\_\_, If "yes", explain why the hardship should not be regarded as self-imposed (self-imposed hardships are not entitled to variances).

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6. Does any violation of the Village of Mahomet Zoning Ordinance exist on the property at the present time? Yes\_\_\_ No\_\_\_ If yes, how?

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7. Are the conditions on your property the result of other man-made changes (such as the relocation of a road or highway)? Yes\_\_\_ No\_\_\_ If yes, Describe:

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8. Are the conditions of hardship for which you request a variance true only to your property?\_\_\_\_\_  
If not, how many other properties are similarly affected?

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9. Will the granting of a variance in the form required by in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance? Elaborate:

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Case Name:\_\_\_\_\_

10. Additional Comments by Applicant:\_\_\_\_\_

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SKETCH PLAN

A) Is a scaled plot plan indicating the location of the premises and the nature of the variance attached.  
Yes\_\_\_\_ No\_\_\_\_ (Application will not be processed without the required drawing)

B) Additional exhibits submitted by applicants:\_\_\_\_\_

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I (we) certify that all of the above statements and the statements contained in any papers or plan submitted herewith are true to the best of my (our) knowledge and belief.

\_\_\_\_\_  
(Signature) Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
(Signature) Owner

\_\_\_\_\_  
Date